

Northern Macomb County Citizen Opinion Survey

Armada Township 2002

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Community Partners and Steering Committee Members

Armada Township	Gail Hicks
Village of Armada	Nancy Parmenter
Bruce Township	Mark Falker
Lenox Township	Heidi Hannan
Ray Township	Charlie Bohm
City of Richmond	Neil Roberts
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2,261 Residents who completed the survey

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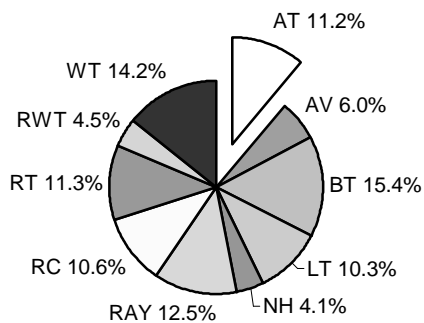
Community Profile

Of 600 surveys randomly distributed to Armada Township residents, 247 were returned usable. This was a 41% response rate. See Table 1. Figure 1 illustrates Armada Township's percentage of respondents compared the Total Report responses.

Respondent Demographics :

- 50.2% were female, 49.8% were male
- 28.1% had a high school education
- 34.2% had some college, 29.8% had an Associates or Bachelor's degree and 7.9% had beyond a Bachelor's degree
- 55% had incomes over \$50,000 and 13.4% had incomes under \$35,000
- Ethnic Diversity included:
- 1.2% Native American Indian, .4% other
- 93.1% white and .4% Spanish origin

AT Figure 1: % of Community Response of the Total

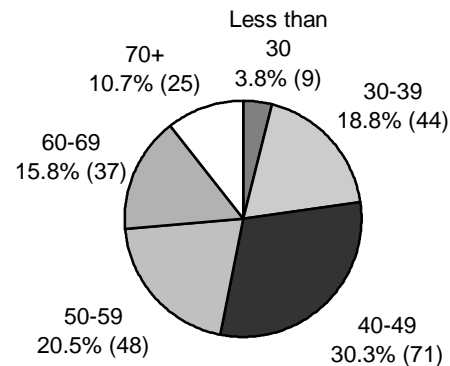


Community Demographics

- Population (1990) - 2,943
- Population (2000) - 5,246
- Total Land - 36.50 sq. miles
- Residential Acres* - 1832
- Commercial Acres* - 34
- Agriculture Acres* - 13,143
- Vacant Acres* - 6792
- Housing Units- (1990) 899
(2000) 1761
- Density /sq. mile: Population-(1990) 82.4
(2000) 143.7

*1990 Census figures

AT Figure 2: Age of Respondents



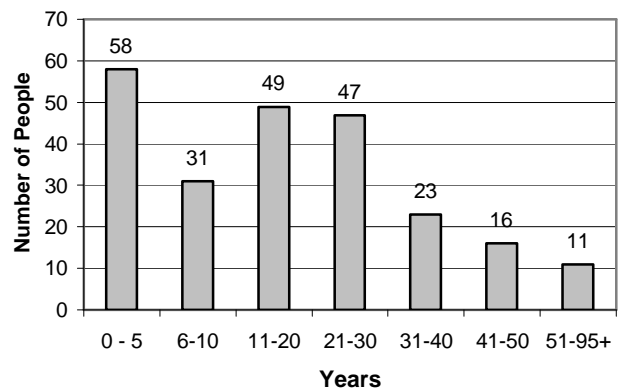
Age range was varied across the spectrum with lower responses from the under 30 group with 3.8% and over 70 with 10.7%. See Figure 2.

Of those that responded:

- 100% owned their own home.
- 69% had 2 adults in residence.
- 31.2% lived in single family homes
- 27.7% lived on large, rural, non-farm lots more than 5 acres.
- 9.8% were operating a farm while only 8.1% were living on 40 or more acres.

When looking at residency, close to 25% had lived in the community less than 5 years. On the other hand, 21% had lived in the community over 30 years. For details, see Figure 3.

AT Figure 3: Length of Citizen Residency



AT Table 1: Survey Response Rate	Amount Originally Mailed	Total Responses	Returned defective	Valid Usable Surveys	% of Total Usable Responses
Armada Twp	600	255	8	247	41.2%
Total	5420	2261	48	2213	40.8%

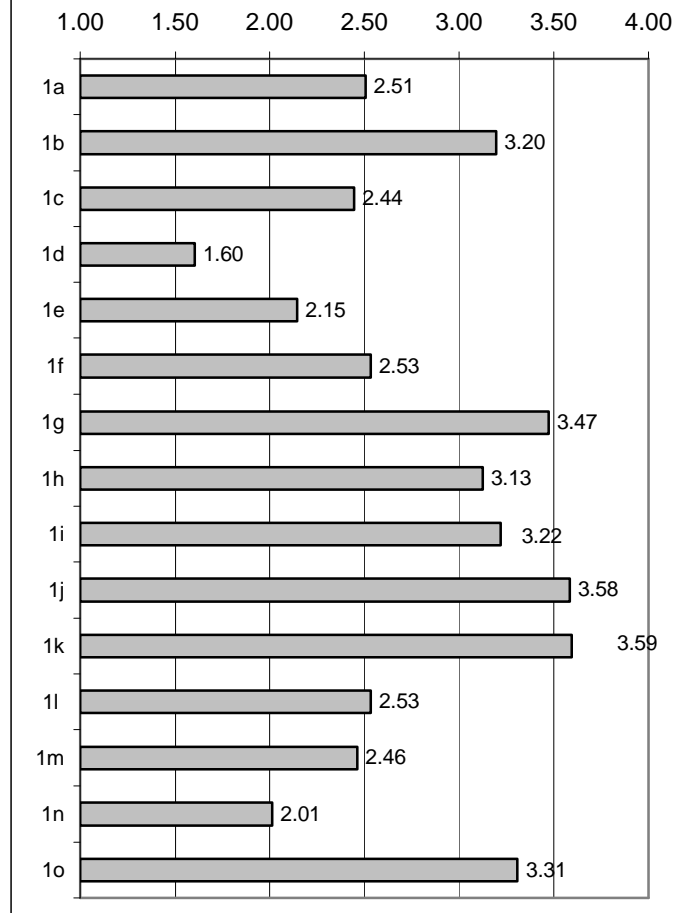
Section 1 : Preferences and Concerns

Residents were asked what factors affected their choices in where to live. They indicated the level of importance of 15 factors impacting their decisions. The choices included items such as “access to shopping” to “sewage and water treatment”. They selected on a 4.0 scale from 1 (very unimportant) to 4 (very important). In deciding where to live 4 factors were consistently identified by respondents from all of the communities. Armada Township respondents chose similar items in different rankings and a different 5th placed item. The number in parenthesis indicates the Total Report responses by rank. Armada choices were:

- Quiet place in the country (2)
- Public safety/crime (1)
- Good schools (3)
- Small town atmosphere (4)
- Improved roads (7)

Armada Township respondents, when combining the important /very important Factors in where to live chose the same top 4 factors as the Total Report but placed them in different priority. *Quiet place in the country* ranked first both in mean score and combined percentage with 95.9%. *Public safety/crime* was 2nd based on combined important/very important percentage with 95.8%. These 2 items were very close with less than .1% difference but that difference reversed the ranking from the Total Report. *Good schools* ranked 3rd with 89.1% and *Small town atmosphere* ranked 4th with 85.3%. The 5th ranked item for Armada Township residents was Improved roads with 84.9%. See Table 2, Figure 4.

AT Figure 4: Factors in Where to Live



AT Table 2: Factors in Where to Live		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
1a	Access to Shopping	238	20	8.4%	100	42.0%	95	39.9%	23	9.7%	2.51	10
1b	Affordable home price	239	12	5.0%	22	9.2%	112	46.9%	93	38.9%	3.20	6
1c	Close to Work	234	31	13.2%	90	38.5%	91	38.9%	22	9.4%	2.44	12
1d	Commercial Airport Access	236	121	51.3%	92	39.0%	19	8.1%	4	1.7%	1.60	15
1e	Cultural Opportunities	226	48	21.2%	107	47.3%	61	27.0%	10	4.4%	2.15	13
1f	Family in Area/Grew Up Here	229	45	19.7%	65	28.4%	71	31.0%	48	21.0%	2.53	9
1g	Good Schools	240	13	5.4%	13	5.4%	62	25.8%	152	63.3%	3.47	3
1h	Health Care	245	6	2.4%	40	16.3%	116	47.3%	83	33.9%	3.13	7
1i	Improved Roads	245	4	1.6%	33	13.5%	113	46.1%	95	38.8%	3.22	5
1j	Public Safety/Crime	242	2	0.8%	8	3.3%	79	32.6%	153	63.2%	3.58	2
1k	Quiet Place in the Country	244	3	1.2%	7	2.9%	76	31.1%	158	64.8%	3.59	1
1l	Recreational Opportunities	236	22	9.3%	89	37.7%	102	43.2%	23	9.7%	2.53	8
1m	Sewage/Water Treatment	232	35	15.1%	89	38.4%	74	31.9%	34	14.7%	2.46	11
1n	Site Near or With Water Access	230	65	28.3%	112	48.7%	38	16.5%	15	6.5%	2.01	14
1o	Small Town Atmosphere	245	4	1.6%	32	13.1%	93	38.0%	116	47.3%	3.31	4

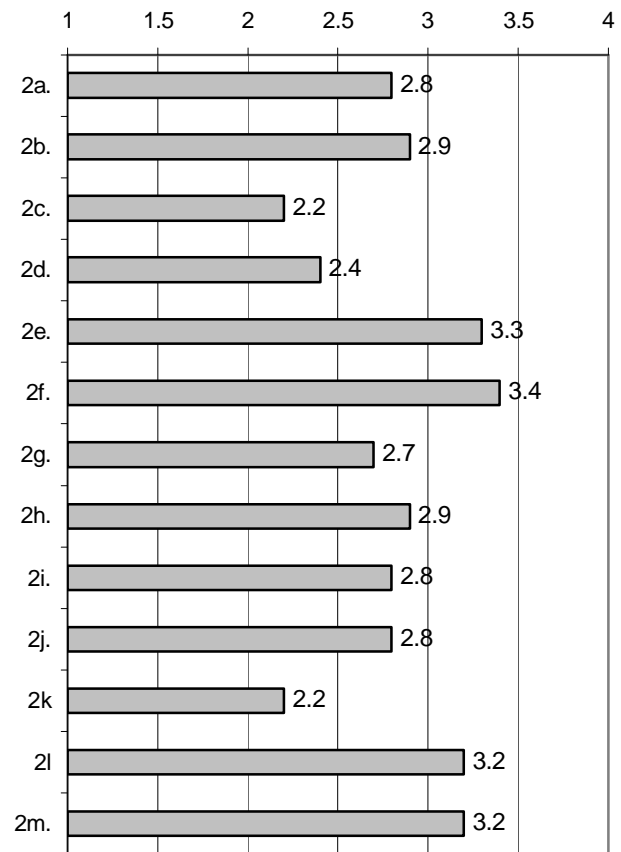
Residents were asked to indicate their level of concern regarding 13 issues in their communities today using a 1 (very unimportant) to 4 (very important) scale. The numbers in parenthesis indicate the rank in the Total Report. The top 6 community concerns identified by Armada Township respondents in priority order were:

- Loss of open space (1)
- Loss of family farms (4)
- Rapid residential growth (3)
- Traffic congestion (2)
- Loss of sense of community (6)
- Fragmentation of land by low density development (8)

Armada Township citizens again were similar to the Total Report in ranking the same 4 top concerns but in different priority. The data indicated *Loss of open space* ranked 1st with 84.9% combined important/very important percentage. *Loss of family farms* ranked 2nd with 83.8%. *Rapid residential growth*, at 79.5%, and *Traffic congestion* at 76.6% ranked 3rd and 4th, respectively.

Township residents identified *Loss of family farms* as their 2nd concern compared to its 4th ranking in the Total Report. *Traffic congestion* was also less of a concern for Armada respondents where it appeared 4th in their ranking compared to 2nd in the Total Report placement. See Table 3, Figure 5.

AT Figure 5: Community Concerns



AT Table 3: Community Concerns		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
2a	Deterioration of downtown areas	235	25	10.6%	51	21.7%	114	48.5%	45	19.1%	2.76	9
2b	Fragmentation of land by low density development	214	18	8.4%	57	26.6%	72	33.6%	67	31.3%	2.88	6
2c	Lack of affordable housing	229	52	22.7%	104	45.4%	49	21.4%	24	10.5%	2.20	13
2d	Lack of park and recreational facilities	228	43	18.9%	81	35.5%	81	35.5%	23	10.1%	2.37	11
2e	Loss of family farms	241	12	5.0%	27	11.2%	79	32.8%	123	51.0%	3.30	2
2f	Loss of open space	239	7	2.9%	29	12.1%	71	29.7%	132	55.2%	3.37	1
2g	Loss of outdoor recreation areas	232	25	10.8%	67	28.9%	84	36.2%	56	24.1%	2.74	10
2h	Loss of sense of community	237	20	8.4%	53	22.4%	97	40.9%	67	28.3%	2.89	5
2i	Loss of wetlands	234	30	12.8%	54	23.1%	78	33.3%	72	30.8%	2.82	7
2j	Rapid business and/or commercial growth	236	24	10.2%	70	29.7%	67	28.4%	75	31.8%	2.82	8
2k	Time spent commuting to work	228	56	24.6%	93	40.8%	57	25.0%	22	9.6%	2.20	12
2l	Rapid residential growth	239	14	5.9%	35	14.6%	83	34.7%	107	44.8%	3.18	3
2m	Traffic congestion	239	12	5.0%	44	18.4%	76	31.8%	107	44.8%	3.16	4

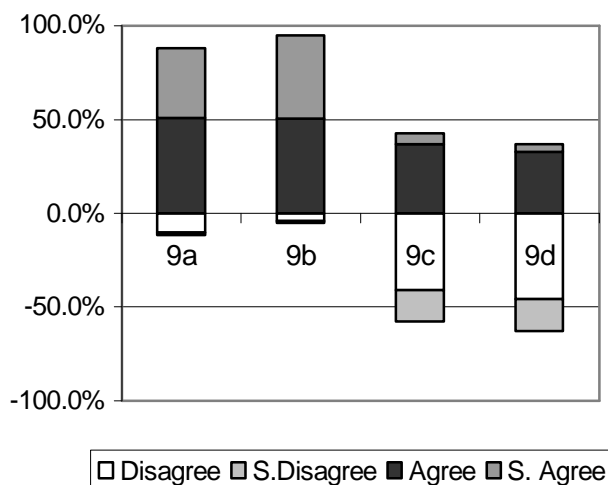
Section 2 : Perceptions Regarding Community Growth

Residents were asked to indicate their opinions regarding growth in the community using a scale of 1 (strongly disagree) to 4 (strongly agree). 88.1% agreed or strongly agreed that *There had been significant growth pressures in my community in the past 5 years*. 94.8% felt that *Growth pressures in my community would increase significantly in the next 5 years*. When residents were asked if *For the past 5 years development in the community has been well planned*, a combined 63.2% disagreed/strongly disagreed compared to 36.8% who felt it was well planned. Respondents were also asked their opinion regarding the adequacy of restrictions on development during the last 5 years. Combining disagree and strongly disagree responses, 57.6% citizens felt

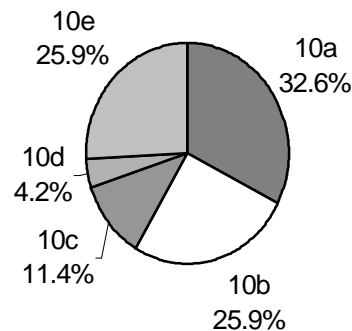
that *There had not been adequate restrictions on development in my community during the last 5 years*. See Table 4, Figure 6.

Residents were asked to select only 1 of 5 statements that best described their feelings about growth in their community. 32.6% of Armada Township responses *Encouraged development provided that adequate utilities, roads, schools, etc. were existing and available*. In contrast, nearly 26% felt *The community should attempt to stop all new development*. Nearly 26% of respondents were *Satisfied with the current rate of growth in the community*. Comparing Armada Township responses to that of the Total Report, they were similar in the 1st choice of supporting growth provided the infrastructure was available but the 2nd choice differed. In the Total Report, the 2nd item stopped growth where Armada was satisfied with the current rate of growth. See Table 5, Figure 7.

AT Figure 6: Past/Current Growth



AT Figure 7: Future Growth



AT Table 4: Past/Current Growth		Disagree		Agree	
		-1	-2	+3	+4
9a	There has been significant growth pressure in my community during the past five years	4 1.8%	23 10.1%	115 50.7%	85 37.4%
9b	Growth pressure in my community will increase significantly in the next five years	2 .9%	10 4.3%	116 50.2%	103 44.6%
9c	There have been adequate restrictions on development in my community during the last 5 years.	34 16.7%	83 40.9%	75 36.9%	11 5.5%
9d	For the past five years development in the community has been well planned	34 17.2%	91 46.0%	65 32.8%	8 4.0%

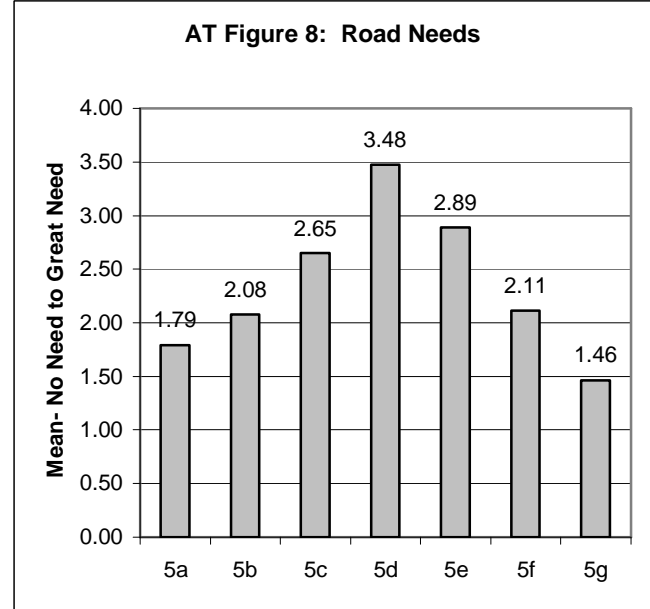
AT Table 5: Future Growth		No.	% of 236	Rank
10a	I encourage development provided that adequate utilities, roads, schools, fire and police services, etc. are existing or available.	77	32.6%	1
10b	I am satisfied with the current rate of growth of our community.	61	25.9%	2
10c	I believe that growth should take its own course with as little government interference as possible.	27	11.4%	4
10d	I would like to see the community actively encourage growth.	10	4.2%	5
10e	The community should attempt to stop all new development.	61	25.9%	3

Participants were asked what government needed to do on the issue of roads and roads systems. Residents selected the level of need using a 1 to 4 scale with 1 being no need and 4 being great need. They were also given an option to comment through an “other” category. *Improve Existing Roads* was identified as the #1 item with a mean score above 3, indicating a need or great need. Armada Township identified 3 items as low need with a mean between 2 and 3. See Table 6, Figure 8.

Improve existing roads ranked # 1 with 90.9% when combining need and great need. This was followed by *Widen existing roads* with 65.5% and *Encourage the expansion of some roads to highways* ranked 3rd with 60.1%. These items and rankings were similar to the Total Report responses in items and sequence. See Table 6, Figure 8.

Traffic congestion had been identified as a significant issue through numerous surveys. Armada Township responses confirmed this issue again as it was identified 4th as a concern in *Section I* and as a preferred factor of *Improved roads* in choosing a place to live.

The issue of roads also generated a number of written comments from respondents. While there were a variety of comments about the current road situations, a number of major areas surfaced:



- Maintain gravel and dirt roads
- Pave gravel and dirt roads
- Add passing and turn lanes
- Support for the M53 to I-69 expansion

Other comments identified particular safety concerns at specific locations, such as posting travel speed limits where school buses travel.

See Armada Township Appendix for complete list of comments.

AT Table 6: Road Needs		Total	No Need		Low Need		Need		Great Need		Mean	Rank
			1	%	2	%	3	%	4	%		
5a	Build freeways	230	122	53.0%	54	23.5%	34	14.8%	20	8.7%	1.79	6
5b	Build new roads	229	83	36.2%	76	33.2%	39	17.0%	31	13.5%	2.08	5
5c	Encourage the expansion of some roads to highways (such as M-59)	233	41	17.6%	52	22.3%	88	37.8%	52	22.3%	2.65	3
5d	Improve existing roads	240	4	1.7%	18	7.5%	77	32.1%	141	58.8%	3.48	1
5e	Widen existing roads	235	26	11.1%	55	23.4%	72	30.6%	82	34.9%	2.89	2
5f	Expand public bus or transit system	227	77	33.9%	72	31.7%	54	23.8%	24	10.6%	2.11	4
5g	Airport expansion	222	141	63.5%	62	27.9%	16	7.2%	3	1.4%	1.46	7

Section 3 Environment and Natural Resources Protection

Citizens were asked to identify community resources that should be protected from development and fragmentation based on a 1 (very unimportant) to 4 (very important) scale. Residents ranked all items important (3) to very important (4). See Table 7, Figure 9.

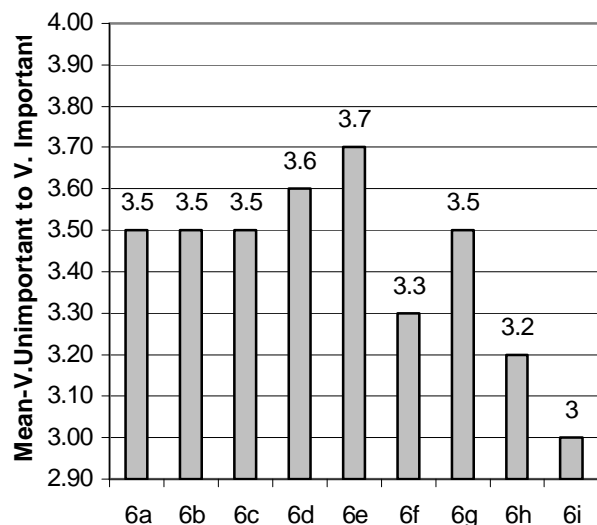
The top 2 community resources to protect were *Lake/stream water quality* and *Groundwater resources*. Combining the very important/important responses resulted in 96.2% and 95.8%, respectively.

Respondents were then asked to rank the priority the community should place on different development

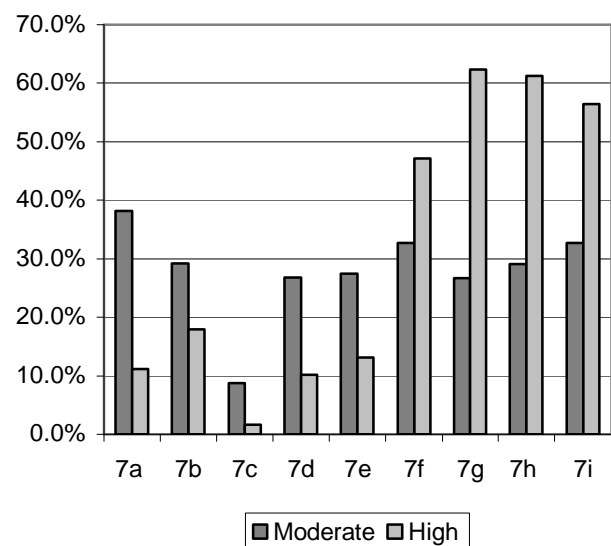
and protection activities. *Protecting woodlands*, *Protecting farmland from development* and *Protecting land along river ways* were priority rankings both in mean and combined moderate and high priorities with 90.5%, 89.1%, and 89.2, respectively. The 4th ranked item was *Preserving wetlands and marshes* with a combined moderate and high priority of 79.9%.

The top 4 choices all related to protection and preservation of natural areas over building new or expanding areas even if it was for public use. See Table 8, Figure 10.

AT Figure 9: Protecting Resources



AT Figure 10: Community Effort Priorities



AT Table 7: Protecting Resources		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	% 1	2	% 2	3	% 3	4	% 4		
6a	Rural character	239	8	3.3%	3	1.3%	86	36.0%	142	59.4%	3.51	4
6b	Farmland	240	8	3.3%	9	3.8%	74	30.8%	149	62.1%	3.52	3
6c	Woodlots	240	9	3.8%	10	4.2%	78	32.5%	143	59.6%	3.48	5
6d	Ground water resources	238	4	1.7%	6	2.5%	66	27.7%	162	68.1%	3.62	2
6e	Lake/stream water quality	239	5	2.1%	4	1.7%	57	23.8%	173	72.4%	3.67	1
6f	Scenic views	236	9	3.8%	20	8.5%	92	39.0%	115	48.7%	3.33	7
6g	Wildlife and wetland habitat	236	8	3.4%	16	6.8%	73	30.9%	139	58.9%	3.45	6
6h	Existing downtown area	237	11	4.6%	20	8.4%	120	50.6%	86	36.3%	3.19	8
6i	Rec. sites/area	235	15	6.4%	45	19.1%	110	46.8%	65	27.7%	2.96	9

AT Table 8: Community Effort Priorities		Total	No		Low		Moderate		High		Mean	Rank
			1	%	2	%	3	%	4	%		
7a	Building more parks for sporting activities and family outings	241	41	17.0%	81	33.6%	92	38.2%	27	11.2%	2.44	5
7b	Building more hiking and biking trails	239	66	27.6%	60	25.1%	70	29.3%	43	18.0%	2.38	6
7c	Building public golf courses	240	134	55.8%	81	33.8%	21	8.8%	4	1.7%	1.56	9
7d	Expanding existing state parks	235	67	28.5%	81	34.5%	63	26.8%	24	10.2%	2.19	8
7e	Expanding public hunting and fishing opportunities	236	63	26.7%	77	32.6%	65	27.5%	31	13.1%	2.27	7
7f	Preserving wetlands and marshes	238	16	6.7%	32	13.4%	78	32.8%	112	47.1%	3.20	4
7g	Protecting farmland from development	239	11	4.6%	15	6.3%	64	26.8%	149	62.3%	3.47	2
7h	Protecting wood lands	240	8	3.3%	15	6.3%	70	29.2%	147	61.3%	3.48	1
7i	Protecting land along river ways	241	9	3.7%	17	7.1%	79	32.8%	136	56.4%	3.42	3

Respondents were asked to identify barriers to meeting land use challenges. They were to check all items that applied out of eight choices. *Poor public understanding of land use issues*, *Pressure from developers*, and *Lack of adequate planning* were identified as the top 3 items. Those barriers received 50% of all responses to that question. See Table 9, Figure 11.

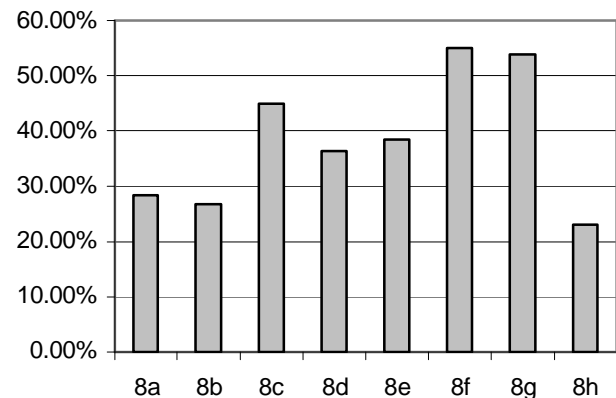
The *Lack of adequate planning* correlated to the results in Section 2 where over 63% of all respondents felt development had not been well planned during the past 5 years.

Over 18% of all Township participants indicated *Poor public understanding of land use issues* as a barrier. Some conclusions may be made from this:

1. Residents acknowledge their lack of knowledge about planning and zoning rather than blame other sources. They also felt that lack of adequate restrictions have resulted in poor planning in the past (see Section 2).
2. There is an opportunity to provide education for Township residents to increase their knowledge (and possibly participation) in future planning decisions.

In addition to checking options, respondents also had an opportunity to write in additional comments. The written comments varied but one theme emerged-dissatisfaction with government's role. See Armada Township Comments in the Appendix for complete list.

AT Figure 11: Barriers to Effective Land Use



AT Table 9: Barriers to Effective Land Use		No.	% of 247	Rank
8a	Lack of adequate enforcement of regulations	70	28.34%	6
8b	Lack of adequate land use regulations	66	26.72%	7
8c	Lack of adequate planning	111	44.94%	3
8d	Lack of planning and zoning coordination with adjoining communities	90	36.44%	5
8e	Poor public support for difficult land use decisions	95	38.46%	4
8f	Poor public understanding of land use issues	136	55.06%	1
8g	Pressure from developers	133	53.85%	2
8h	Too much state and federal regulation	57	23.08%	8

Section 4: Open Space, Natural Areas and Farmland Preservation

Survey respondents were asked to rank using a 1 (very unimportant) to 4 (very important) scale the reasons to protect open space and natural areas.

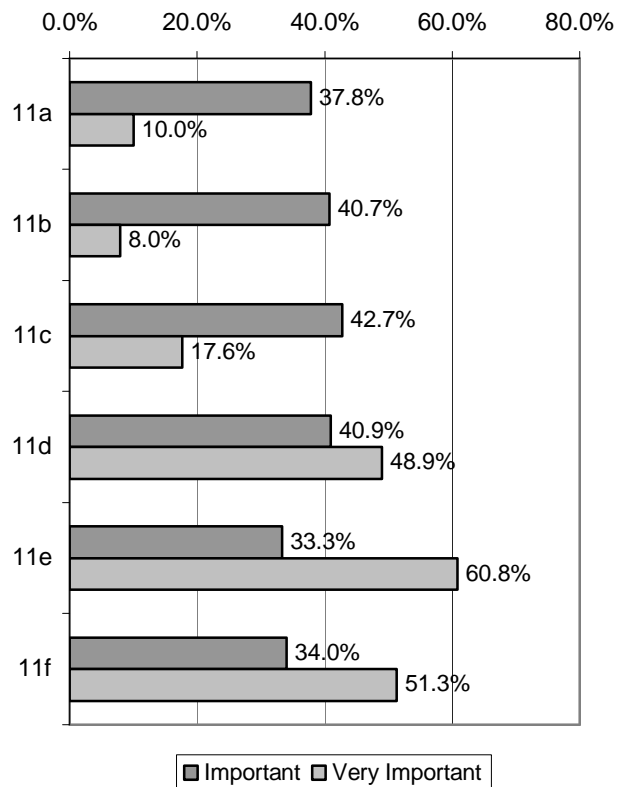
Armada Township residents had previously identified the *Loss of Open Space* as the #1 community concern. Protecting open space/natural areas had 3 reasons that were ranked as important with a mean score of 3 or above:

- To preserve the rural character of the community
- To maintain the environmental benefits of open space
- To slow down and control growth

To preserve rural character of the community was ranked important/very important by 94.1% of respondents. *To maintain the environmental benefits of open space* was ranked 2nd with 89.8% combined percentages. *To slow down and control growth* was 3rd with 85.3%. See Table 10, Figure 12.

Armada Township responses were similar to those of the Total Report responses. The top 3 items were consecutive in rank and mean. The results from this section further implied that open space and natural areas were important in and of themselves but also as part of how the residents define rural character.

AT Figure 12: Open Space/Natural Areas Protection



AT Table 10: Open Space/Natural Areas Protection		Total	Very Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
11a	To provide more park space for family outings and sporting activities	230	30	13.0%	90	39.1%	87	37.8%	23	10.0%	2.45	5
11b	To expand public access for recreational opportunities	226	33	14.6%	83	36.7%	92	40.7%	18	8.0%	2.42	6
11c	To maintain hunting and fishing opportunities	227	30	13.2%	60	26.4%	97	42.7%	40	17.6%	2.65	4
11d	To maintain environmental benefits of open space (watershed protection, natural areas, wildlife habitat)	237	9	3.8%	15	6.3%	97	40.9%	116	48.9%	3.35	2
11e	To preserve the rural character of the community	240	7	2.9%	7	2.9%	80	33.3%	146	60.8%	3.52	1
11f	To slow down and control development	238	5	2.1%	30	12.6%	81	34.0%	122	51.3%	3.34	3

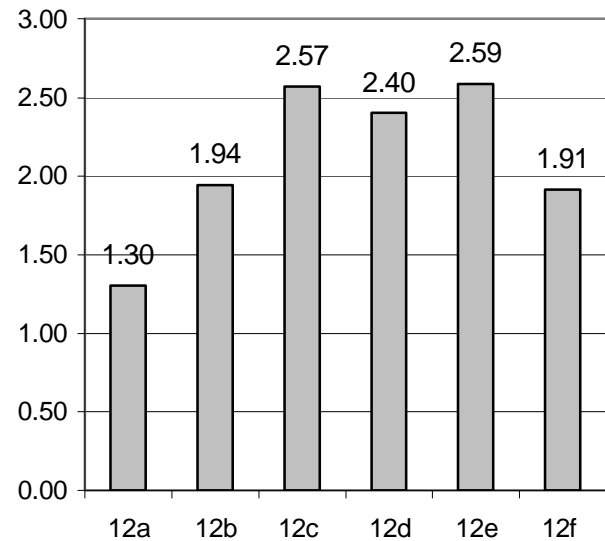
Residents were given 6 options on ways to protect farmland. They could choose no support, some support or support for each of the options. The following 3 options received support and had the highest mean ranks. The percentages are the combined responses of some support and support. See Table 11, Figure 13.

- Provide reduced property taxes to farmers who voluntarily agree to not develop their land: 89.6%
- Limit the number of new homes in rural areas through stricter land use and zoning regulations: 88.5%
- Pay farmers who voluntarily agree to permanently protect farmland from future development through a conservation easement: 83.9%

Respondents emphatically did not want to allow more dense development (density bonus) in certain areas even if it meant preserving farmland in other parts of the community. 77.5% of the residents did not support *Allowing developers to build more homes than zoning currently allows in exchange for financially supporting farmland preservation programs.*

As with the Total Report responses, it was difficult to know whether participants did not want increased density as a way to control growth or if they objected to any zoning variances—even in exchange for farmland preservation.

AT Figure 13: Farmland Preservation Options

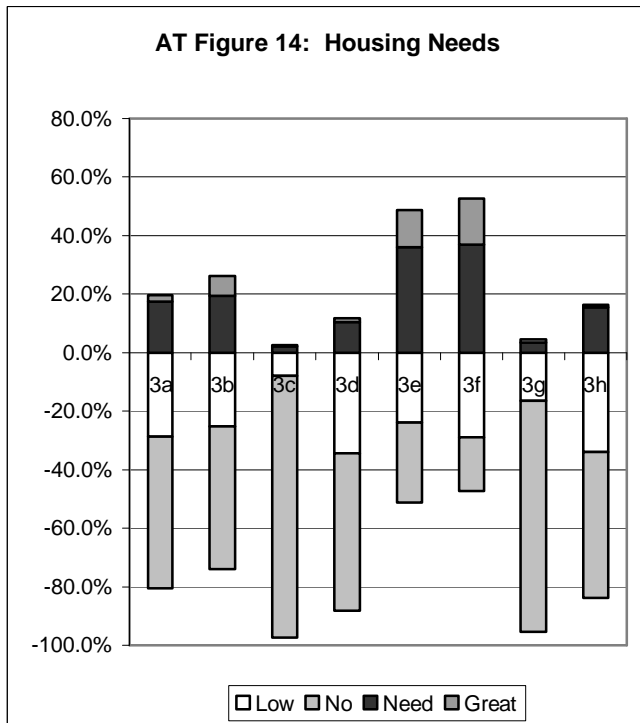


AT Table 11: Farmland Preservation Options		Total	No Support		Some Support		Support		Mean	Rank
			1	%	2	%	3	%		
12a	Allow developers to build more homes than zoning currently allows in exchange for financially supporting farmland preservation programs	209	162	77.5%	31	14.8%	16	7.7%	1.30	6
12b	Direct or encourage more development in and around existing cities and/or villages	216	78	36.1%	72	33.3%	66	30.6%	1.94	4
12c	Limit the number of new homes in rural areas through stricter land use and zoning regulations	218	25	11.5%	44	20.2%	149	68.3%	2.57	2
12d	Pay farmers who voluntarily agree to permanently protect farmland from future development through a conservation easement	211	34	16.1%	58	27.5%	119	56.4%	2.40	3
12e	Provide reduced property taxes to farmers who voluntarily agree to not develop their land	222	23	10.4%	46	20.7%	153	68.9%	2.59	1
12f	I would support a modest fee or tax if it could really help preserve farmland	206	81	39.3%	62	30.1%	63	30.6%	1.91	5

Section 5 : Housing

Residents were asked to identify the level of housing needed in their community by using a scale from 1 (no need) to 4 (great need). The overall sentiment indicated a relatively low need for additional housing. Percentages of combined no/low need responses ranged from a high of 97.5% for *Mobile home parks* to *Single family homes* at 47.3%. Two housing choices had higher mean and percentage scores. Those choices were *Single family homes* and *Retirement housing*. A possible explanation for this low need response was that any type of housing meant more development. Figure 14 illustrates the response to new housing need. See Table 12. These results seemed to indicate that respondents were not anti-housing but were anti-development. If any new housing occurred, the preference was for higher cost *Single family homes*, *Condominiums* or *Retirement homes* so current residents may remain in the community.

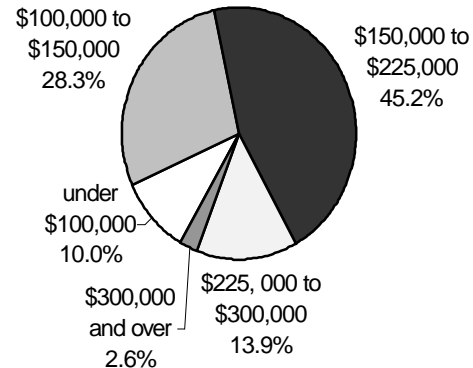
AT Figure 14: Housing Needs



Following the question regarding need, residents were asked to select 1 choice from 5 categories based on cost ranges. Responses reflected the previous questions' conclusions. Housing from \$150,000 to \$225,000 ranked #1 by both Armada Township residents as well as the Total Report responses. \$100,000 to \$150,000 ranked second at 28.3%. See Table 13, Figure 15.

Macomb's median income was approximately \$52,000. Matching housing costs and ability to pay may raise interesting challenges to residents and the local government units.

AT Figure 15: Housing Price Range



AT Table 13: Housing Price Range		No	% of 323	Rank
4a	under \$100,000	23	10.0%	4
4b	\$100,000 to \$150,000	65	28.3%	2
4c	\$150,000 to \$225,000	104	45.2%	1
4d	\$225,000 to \$300,000	32	13.9%	3
4e	\$300,000 and over	6	2.6%	5
Total		230	100.00%	

AT Table 12: Housing Needs			No		Low		Need		Great		Mean	Rank
	Total		(-)1	%1	(-)2	%2	3	%3	4	%4		
3a Apartments	229		118	51.5%	66	28.8%	40	17.5%	5	2.2%	1.70	4
3b Condominiums	233		113	48.5%	59	25.3%	45	19.3%	16	6.9%	1.85	3
3c Mobile Home Parks	235		210	89.4%	19	8.1%	5	2.1%	1	0.4%	1.14	8
3d Rental Homes	227		122	53.7%	78	34.4%	24	10.6%	3	1.3%	1.59	6
3e Retirement Housing	234		64	27.4%	56	23.9%	84	35.9%	30	12.8%	2.34	2
3f Single Family	228		42	18.4%	66	28.9%	84	36.8%	36	15.8%	2.50	1
3g Single/Double wide mobile homes on private lots	235		185	78.7%	39	16.6%	8	3.4%	3	1.3%	1.27	7
3h Manufactured Homes	232		115	49.6%	79	34.1%	36	15.5%	2	0.9%	1.68	5

Section 6: Efforts for Economic Development

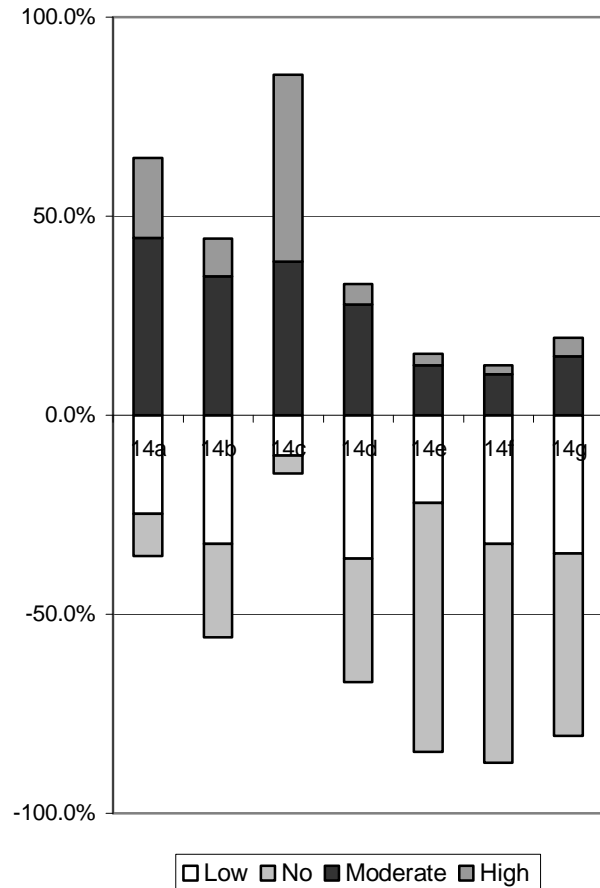
When asked about the level of time and money that should be directed toward attracting 7 economic activities, only 1 choice was identified as wanting moderate to high priority. On a 1 to 4 scale with 1 no effort and 4 high effort, *Farming* was #1 with a mean score of 3.23. *Farming* had 46.9% recommending high effort and another 38.5% wanting moderate effort. A combined moderate to high effort resulted in 85.4%. See Table 14, Figure 16.

Choices that ranked 2nd and 3rd were *Agricultural product processing* and *Commercial/retail businesses*. This would indicate that survey respondents realized a need for agricultural suppliers and increased local processing to increase the stability of farming in the county. Conversely, *New Housing Development* ranked last with only 12.5% wanting moderate effort and 2.9% high effort.

NOTE: The data and percentages for the *New home development* may be lower than normal due to a printing error in question 14 on the survey. It may have confused some respondents and they simply did not answer that item on the survey.

Respondents also had an opportunity to write in additional ideas for question 14. Comments were varied but related to needs for an economic base to maintain green belt. See Armada Township Appendix for a complete list of comments.

AT Figure 16: Future Community Efforts



AT Table 14: Future Community Effort		Total	No		Low		Moderate		High		Mean	Rank
			1	%	2	%	3	%	4	%		
14a	Agriculture product processing	209	22	10.5%	52	24.9%	93	44.5%	42	20.1%	2.74	2
14b	Commercial/retail business	226	53	23.5%	73	32.3%	79	35.0%	21	9.3%	2.30	3
14c	Farming	226	10	4.4%	23	10.2%	87	38.5%	106	46.9%	3.28	1
14d	Light manufacturing	219	68	31.1%	79	36.1%	61	27.9%	11	5.0%	2.07	4
14e	New housing development (subdivision)	136	85	62.5%	30	22.1%	17	12.5%	4	2.9%	1.56	7
14f	Resort and related business	223	123	55.2%	72	32.3%	23	10.3%	5	2.2%	1.60	6
14g	Tourism	222	102	45.9%	77	34.7%	33	14.9%	10	4.5%	1.78	5

Residents were asked to prioritize 13 items for which they supported public financing using a scale of 1 (no support) to 3 (support). The results ended up grouped in 2's based on mean score. *Road Repair and Maintenance and Emergency Services* were # 1 and #2 at 2.51 and 2.51. *Farmland Preservation and Natural Areas/open Space Preservation* were 3rd and 4th (2.31 and 2.30, respectively). *Recycling* at 2.29 and *Land Use Planning and Zoning* at 2.18 were ranked 5th and 6th. See Table 15, Figure 17 for ranking priorities of all responses.

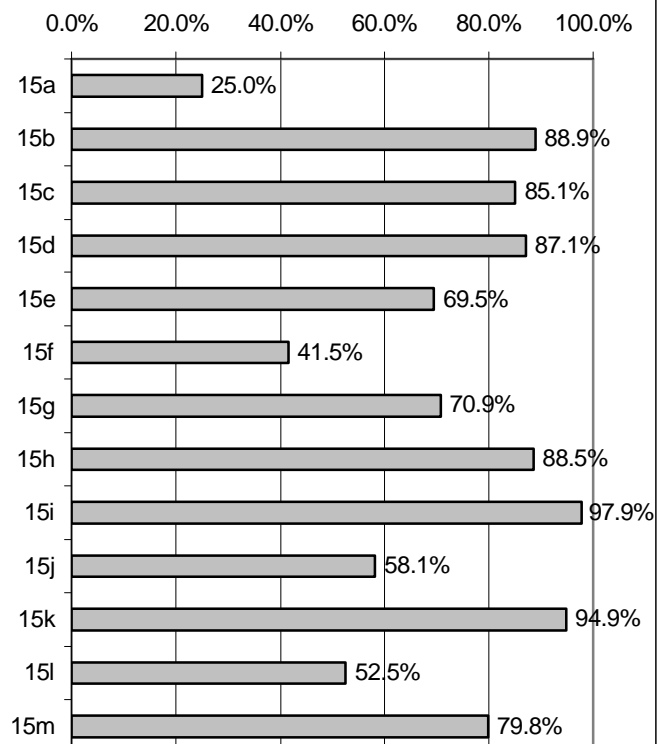
These responses correlated with priorities and preferences identified in other sections. *Roads and Emergency Services* were the top items identified by all communities as future priorities. The 3rd and 4th choices, *Farmland preservation programs for the community* and *Natural areas/open space preservation programs* began to highlight the feelings of the community for protecting environmental resources and preserving rural character.

Although taxes are always of concern it appeared in this survey and in other more recent surveys that residents may be willing to support their community vision and priorities with some public financing.

Residents also had an opportunity to add comments to this question. There were only a few and varied from maintaining county drains, attracting doctors to the area, and school funding. See Appendix for a complete list of comments.

AT Figure 17: Future Funding Priorities

% of Responses Support & Strongly Support Combined



AT Table 15: Future Service Priorities		Total	Don't		Support		S. Support		Mean	Rank	2&3 Total
			1	%	2	%	3	%			
15a	Business and land development services	204	153	75.0%	43	21.1%	8	3.9%	1.29	13	25.0%
15b	Farmland preservation program for the community	226	25	11.1%	106	46.9%	95	42.0%	2.31	3	88.9%
15c	Land use planning and zoning	221	33	14.9%	115	52.0%	73	33.0%	2.18	6	85.1%
15d	Natural areas/open space preservation program	225	29	12.9%	99	44.0%	97	43.1%	2.30	4	87.1%
15e	Public parks	223	68	30.5%	125	56.1%	30	13.5%	1.83	10	69.5%
15f	Public transportation with small buses	224	131	58.5%	75	33.5%	18	8.0%	1.50	12	41.5%
15g	Purchase of additional land as nature preserve(s)	223	65	29.1%	94	42.2%	64	28.7%	2.00	8	70.9%
15h	Recycling	227	26	11.5%	110	48.5%	91	40.1%	2.29	5	88.5%
15i	Road repair and maintenance	235	5	2.1%	105	44.7%	125	53.2%	2.51	1	97.9%
15j	Trails for hiking, biking	227	95	41.9%	72	31.7%	60	26.4%	1.85	9	58.1%
15k	Emergency services such as fire and police protection	235	12	5.1%	91	38.7%	132	56.2%	2.51	2	94.9%
15l	Expansion of sewer and water for future development	219	104	47.5%	83	37.9%	32	14.6%	1.67	11	52.5%
15m	Upgrading and expanding school facilities	223	45	20.2%	117	52.5%	61	27.4%	2.07	7	79.8%

Section 6 : Coordinated Planning

The results of this survey revealed that the participating communities had many more similarities than differences. Each community appeared to be on a development continuum with each at different points on the continuum. It would follow that by working together as a unit, the northern communities would have more success in realizing their common goals through increased dialogue and coordination. It seemed the residents in each community believed this also.

Armada Township residents recognized that many complex issues cross government jurisdictional lines, such as roads and water quality. Of those who had an opinion responses favored or strongly favored *Coordinated planning with adjacent communities*. Over 55% favored and another 25.6% strongly favored a more coordinated approach with adjacent units of government. Over 4 times as many respondents favored or strongly favored *Coordinated Planning* as those that didn't favor these actions. See Figure 18.

Responses from 9 of the 10 communities favored *Coordinated planning* efforts. Even in the 1 community whose mean was 1.89, 67% of the residents wanted coordinated planning.

AT Figure 18: Coordinated Planning

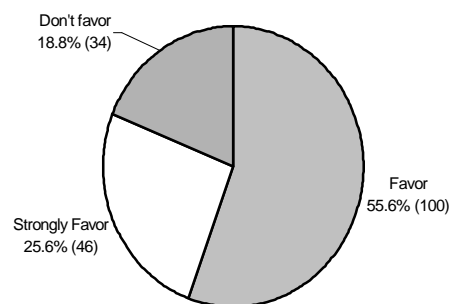
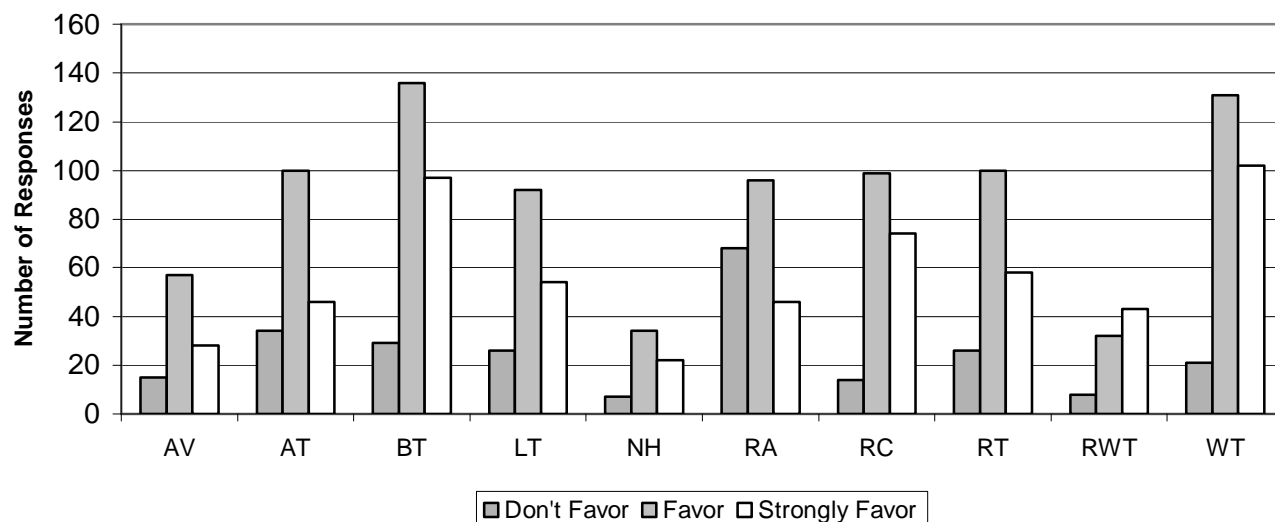


Figure 19 illustrates Armada Township's participant responses in relation to each community's surveys responses to coordinated planning.

AT Figure 19: Coordinated Planning



Macomb County MSU Extension can be contacted at
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If you have questions about this report please ask for
Marilyn Rudzinski, Director or Terry Gibb, Natural Resources Agent

Additional information from other municipalities can be
found at our website www.msue.msu.edu/macomb

The area has a variety of roads and road systems. In your opinion does the local, county, state and/or federal government need to:

Dirt roads where school buses travel need posted speed limit and better maint.
Improve gravel roads and pave more gravel roads.
h.) Maintain existing roads (gravel).
Passing lanes at orchards
Pave dirt roads
h.) Add right and left turn lanes at intersections.
Fix the lack of visibility of the curve/bridge on north ave. between Armada Center & Dayton Rds., before more people are killed.
Maintain dirt roads like St. Clair County does, they hold up great even after a lot of rain.
Pave dirt roads
Fix village sub roads in Armada
Pave roads, Armada roads are in terrible condition
Open closed roads and bridges
Plan the roads for the development don't wait until they are filled to capacity
Lower taxes
Finish M53 to I69
Pave dirt roads
Improve drainage/improve secondary roads
Improve downtown Armada
Repair roads
Expressway from Hall Rd to I69 connect
Pave dirt roads
Maintain ditches for movement of water
Fix roads that need it
Widen M-53
Maintain roads better or pave them
Keep up with gravel roads

Public officials need to know your concerns about the economic future of your area. Indicate the level of effort (time and money) you feel should be directed towards attracting the following activities to your community.

Too many "good ole boys" making decisions and selling out community
Forced Growth - (Sub-housing)
i.) Too many township ordinances.
Too much concern for insects, butterflies, etc.
Officials don't support the wishes of the people ie: rails to trails was voted down & twp off are still trying to push it
i.) Inheritance tax on property (farms).
Not listening to people
Some subs in Township of Armada should be allowed.
Too much pressure for government mandated "cluster housing" in rural communities!
Extreme taxes
The matters of rural areas is that they don't have much economic development
Would like to see Irwin Road extended to utilize our backside of our property [sic] , there is a drive to one house beyond
Lack of property owner to have more say

What do you believe are the barriers, if any, to meeting land use challenges in your community?

e.) No effort.

Subdivision w/1-2 acre parcels minimum

Decreasing lot size

No subdivisions - only min of 2 acre parcels

Road and drainage maintenance

H - Need tax base only hope for a greenbelt in the whole county

The matters of rural areas is that they don't have much economic development

No subdivisions

As the community continues to grow and develop, additional public services will be required. Please indicate the extent to which you support public financing to pay for any of the following:

n.) Control of school spending.

j.) Can't say no enough times for you.

Private schools

Developing downtown area with improved building structures & new restaurant

A maintenance program for neglected county drains

N - Attract doctors, none present in 15 years.

I believe all our public maint. are not adequate